

CITY OF AUSTIN

CASE # 11-010926-R  
PLAN REVIEW # \_\_\_\_\_

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

TP#0302020529  
Row# 10545925

STREET ADDRESS: 504 East Annie Street, Austin, Texas

LEGAL DESCRIPTION: Subdivision - Roy C Archer

Lot(s) 8 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

LAND STATUS DETERMINATION CASE NUMBER (if applicable) \_\_\_\_\_

I/We Tom Hurt, Architect on behalf of myself/ourselves as authorized agent  
for

Jon Ludwig and Erin Foster (Owners) affirm that on Feb.9,  
2011,

hereby apply for a hearing before the Residential Design and Compatibility Commission  
for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- X Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.  
\_\_\_\_\_ Maximum Linear feet of Gables protruding from setback plane  
\_\_\_\_\_ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

\_\_\_\_\_ Side Wall Length Articulation  
(Please describe request. Please be brief but thorough).

**Applicant requests consideration by Commission to increase the FAR from .4 to .45,  
(from allowable square footage of 2400 sf to 2770 sf)—an approximate 15% increase  
in allowable FAR— for the planned new construction.**

in a SF 3 zoning district.

**Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) –  
case goes to RDCC first. National Register Historical District (NRHD) Overlay:  
without H or HD - case goes to Historic Landmark Commission first.**

**CITY OF AUSTIN  
APPLICATION TO THE RESIDENTIAL DESIGN  
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**REASONABLE USE:**

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

The .4 FAR limit, resulting in 2400 allowable SF for the house, constricts our ability to design a practical house for the Owners and their two children on a site where the house design must accommodate the canopy and critical root zone of an existing, protected Heritage Oak tree which sits towards the front and east of center on the lot. With an allowable SF of 2770 on this site, we believe the parameters allow a much more family-friendly house that also allows enough flexibility to integrate the new house into the context and neighborhood.

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**REQUEST:**

2. The request for the modification is unique to the property in that:
  1. A large, 41" diameter Heritage Oak tree sits mostly in the buildable area of the site (within the setbacks), and thus design solutions for the house that provide appropriately scaled exterior spaces and massing for the site given adjacent structures are restricted by the location of the tree. For instance, the available resulting buildable area around the tree and setbacks strongly biases any design for a 3 bedroom house towards a two-story structure. And a two-story structure causes some inefficiency in floor plan usage.
  2. Also because of the location of the Heritage tree, we can only get one partially covered space for the car without encroaching more into the ground level buildable footprint while providing a good, sensitive massing as seen from the street – our design steps the house back from the street which we think is appropriate for this neighborhood. Though we could perhaps “fill” the buildable area with building and achieve parking and a one story building that fulfills all the space needs of the owners within 2400 sf, we also want to create good buffers from the neighbors and a nicely proportioned back yard area for the house.
  3. Because of the unique site and trying to create an overall harmonious plan from the resulting 2 story design, we have created a design where some square footage of the house is not directly usable by the owner as interior space – for instance, we have built-in 80 sf of an exterior covered porch to give shading but also to provide some shadow and relief for the building forms; also, we have 163 sf of a double high space near the stair which is part of the exterior transitional massing from one- to two- story as the house steps up from the street. These areas -- totalling 243 sq ft area and not usable for the owners-- is nevertheless good for the design both for the owners and for the

neighborhood. We are thus making our request for modest amount of square footage additionally (total of 370) to have the ability to make a practical house for a family of four while integrating the design with the neighbors.

The owners wish is that this house remains a family house for their family but also for future families in the neighborhood for decades to come.

**AREA CHARACTER:**

1. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

1. the design strategies we have taken to -- a. carefully mass the building away from the street and b. to restrict the amount of one- and two- story building forms adjacent to the immediate neighbors -- are the key strategies that will allow a house of this approximate size to be compatible with its neighbors. We don't feel that the additional 370 sf will negatively affect the neighborhood and that the design as a whole is very appropriately scaled for Annie Street and the neighborhood.

B. The neighborhood where this house will be built has a number of similar sized or larger houses and lots than the 504 Annie Street house we are proposing. We believe that 2770 sf is well within the average for buildable floor area for this neighborhood.

**CITY OF AUSTIN  
APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION**

**GENERAL MODIFICATION WAIVER**

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address Tom Hurt, Hurt Partners Architects,  
409 West 14<sup>th</sup> Street,

City, State Austin, TX Zip 78701

Phone 512 694-7833 Printed Name Tom Hurt

Signature  Date 2.9.2011

**OWNER'S CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 5406 Avenue H

City, State Austin, TX Zip 78751

Phone 512.687.3037 Printed Name Erin Foster and /or Jon  
Ludwig

Signature  Date 2.9.2011

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION "A"**

Br Number 2011-010926 R  
Building Permit No. \_\_\_\_\_  
Plat No. \_\_\_\_\_ Date 2-14-2011  
Reviewer Edward Vigil

**PRIMARY PROJECT DATA**

Service Address 504 East Annie St. Tax Parcel No. 785584  
Legal Description  
Lot 8 Block \_\_\_\_\_ Subdivision Roy C Archer Section \_\_\_\_\_ Phase \_\_\_\_\_  
If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_  
(attach final approved copies of subdivision and site plan)  
**If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.**  
Description of Work \_\_\_\_\_ Remodel (specify) \_\_\_\_\_  
☒ New Residence \_\_\_\_\_  
\_\_\_\_\_ Duplex \_\_\_\_\_ Addition (specify) \_\_\_\_\_  
\_\_\_\_\_ Garage \_\_\_\_\_ attached \_\_\_\_\_ detached \_\_\_\_\_  
☒ Carport ☒ attached \_\_\_\_\_ detached \_\_\_\_\_  
\_\_\_\_\_ Pool \_\_\_\_\_ Other (specify) \_\_\_\_\_  
Zoning (e.g. SF-1, SF-2...) SF3  
- Height of Principal building 30 ft. # of floors 2 Height of Other structure(s) N/A ft. # of floors \_\_\_\_\_  
- Does this site currently have water and wastewater availability? ☒ Yes \_\_\_\_\_ No. If no, please contact the  
Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.  
- Does this site have a septic system? \_\_\_\_\_ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic  
permit prior to a zoning review.  
Does this site have a Board of Adjustment ruling? \_\_\_\_\_ Yes ☒ No If yes, attach the B.O.A. documentation  
Will this development require a cut and fill in excess of 4 feet? \_\_\_\_\_ Yes ☒ No  
Does this site front a paved street? ☒ Yes \_\_\_\_\_ No A paved alley? \_\_\_\_\_ Yes ☒ No  
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes \_\_\_\_\_ No

**VALUATIONS FOR  
REMODELS ONLY**

Building \$ \_\_\_\_\_  
Electrical \$ \_\_\_\_\_  
Mechanical \$ \_\_\_\_\_  
Plumbing \$ \_\_\_\_\_  
Driveway/  
Sidewalk \$ \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_  
(labor and materials)

**VALUATIONS FOR NEW CONSTRUCTION  
OR ADDITIONS ONLY**

Lot Size 6,000 sq. ft.  
Job Valuation - Principal Building \$ 410,000  
(Labor and materials)  
Job Valuation - Other Structure(s) \$ N/A  
(Labor and materials)

**TOTAL JOB VALUATION**  
(sum of remodels and additions)  
\$ 410,000  
(Labor and materials)

**PERMIT FEES  
(For office use only)**

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

**OWNER / BUILDER INFORMATION**

OWNER	Name <u>JON LUDWIG</u>	Telephone (h) <u>303 522 7983</u> (w) <u>303 522 7983</u>
BUILDER	Company Name <u>CLAYTON LITTLE</u> Contact/Applicant's Name <u>PAUL CLAYTON</u>	Telephone <u>477 1727</u> Pager _____ FAX <u>477 1729</u>
DRIVEWAY/ SIDEWALK	Contractor <u>PCW CONSTRUCTION, CONTACT ROLONDO</u>	Telephone <u>(512) 233-6161</u>
CERTIFICATE OF OCCUPANCY	Name <u>JON LUDWIG</u> Address <u>5406 Avenue H</u> City <u>AUSTIN</u> ST <u>TX</u> ZIP _____	Telephone <u>303 522 7983</u>

If you would like to be notified when your application is approved, please select the method:

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE \_\_\_\_\_ DATE 2-09-2011

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) \_\_\_\_\_

**Rejection Notes/Additional Comments (for office use only):**

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Service Address 504 E Annie Ste, Austin, Texas 78704 \_\_\_\_\_

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION "C"**

**BUILDING COVERAGE**

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 <sup>st</sup> floor conditioned area	sq.ft.	1,796 sq.ft.
b. 2 <sup>nd</sup> floor conditioned area	sq.ft.	773 sq.ft.
c. 3 <sup>rd</sup> floor conditioned area	sq.ft.	sq.ft.
d. Basement	sq.ft.	sq.ft.
e. Garage / Carport	sq.ft.	sq.ft.
X attached	sq.ft.	117 sq.ft.
detached	sq.ft.	sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.	150 sq.ft.
g. Breezeways	sq.ft.	sq.ft.
h. Covered patios	sq.ft.	sq.ft.
i. Covered porches	sq.ft.	147 sq.ft.
j. Balconies	sq.ft.	N/A sq.ft.
k. Swimming pool(s) [pool surface area(s)]	sq.ft.	N/A sq.ft.
l. Other building or covered area(s)	sq.ft.	sq.ft.
Specify _____		

**TOTAL BUILDING AREA** (add a. through l.) \_\_\_\_\_ sq.ft. 2,983 sq.ft.

**TOTAL BUILDING COVERAGE ON LOT** (subtract, if applicable, b., c., d., k. and f. if uncovered) \_\_\_\_\_ 2,060sq.ft.  
\_\_\_\_\_ 34.33 % of lot

**IMPERVIOUS COVERAGE**

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2,060	sq.ft.
b. Driveway area on private property	305	sq.ft.
c. Sidewalk / walkways on private property	0	sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks [may be counted at 50%]	75	sq.ft.
f. Air conditioner pads	15	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) _____ PAVERS, WALKWAYS	65	sq.ft.

**TOTAL IMPERVIOUS COVERAGE** (add a. through h.) \_\_\_\_\_ 2520 sq.ft.  
\_\_\_\_\_ 42 % of lot

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION "D"**  
**FLOOR AREA RATIO INFORMATION**

**TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.**

Service Address \_\_\_\_\_

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

**GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.**

	<u>Existing</u>	<u>New / Addition</u>
<b>I. 1<sup>st</sup> Floor Gross Area</b>		
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	_____ sq.ft.	1,796 sq.ft.
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	_____ sq.ft.	122 sq.ft.
c. <b>TOTAL (add a and b above)</b>	_____ sq.ft.	<b>1,918 sq.ft.</b>
<b>II. 2<sup>nd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	_____ sq.ft.	852 sq.ft.
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	_____ sq.ft.	N/A sq.ft.
f. <b>TOTAL (add d and e above)</b>	_____ sq.ft.	<b>852 sq.ft.</b>
<b>III. 3<sup>rd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq.ft.	N/A sq.ft.
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	_____ sq.ft.	_____ sq.ft.
i. <b>TOTAL (add g and h above)</b>	_____ sq.ft.	_____ sq.ft.
<b>IV. Basement Gross Area</b>		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	_____ sq.ft.	N/A sq.ft.
<b>V. Garage</b>		
k. _____ attached (subtract 200 square feet if used to meet the minimum parking requirement)	_____ sq.ft.	N/A sq.ft.
l. _____ detached (subtract 450 square feet if more than 10 feet from principal structure)	_____ sq.ft.	_____ sq.ft.
<b>VI. Carport</b> (open on two or more sides without habitable space above it subtract 450 square feet)	_____ sq.ft.	_____ sq.ft.
<b>VII. TOTAL</b>	_____ sq.ft.	<b>2,770 sq.ft.</b>

**TOTAL GROSS FLOOR AREA (add existing and new from VII above)**

2,770 sq. ft.

**GROSS AREA OF LOT**

6,000 sq. ft.

**FLOOR AREA RATIO (gross floor area /gross area of lot)**

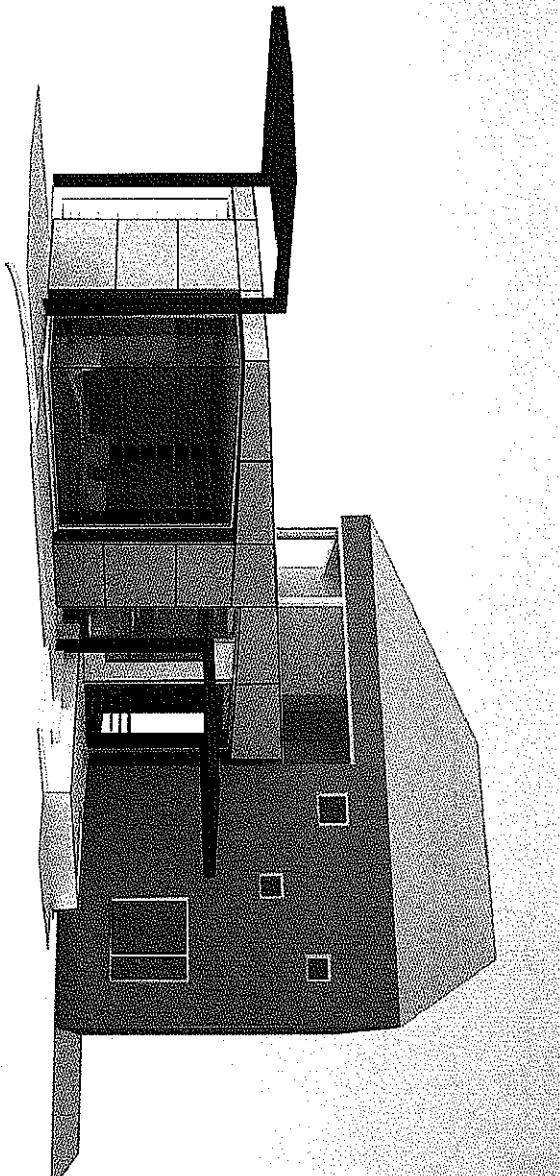
.4616 sq.

<sup>1</sup> If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.



**CONSULTANTS:**

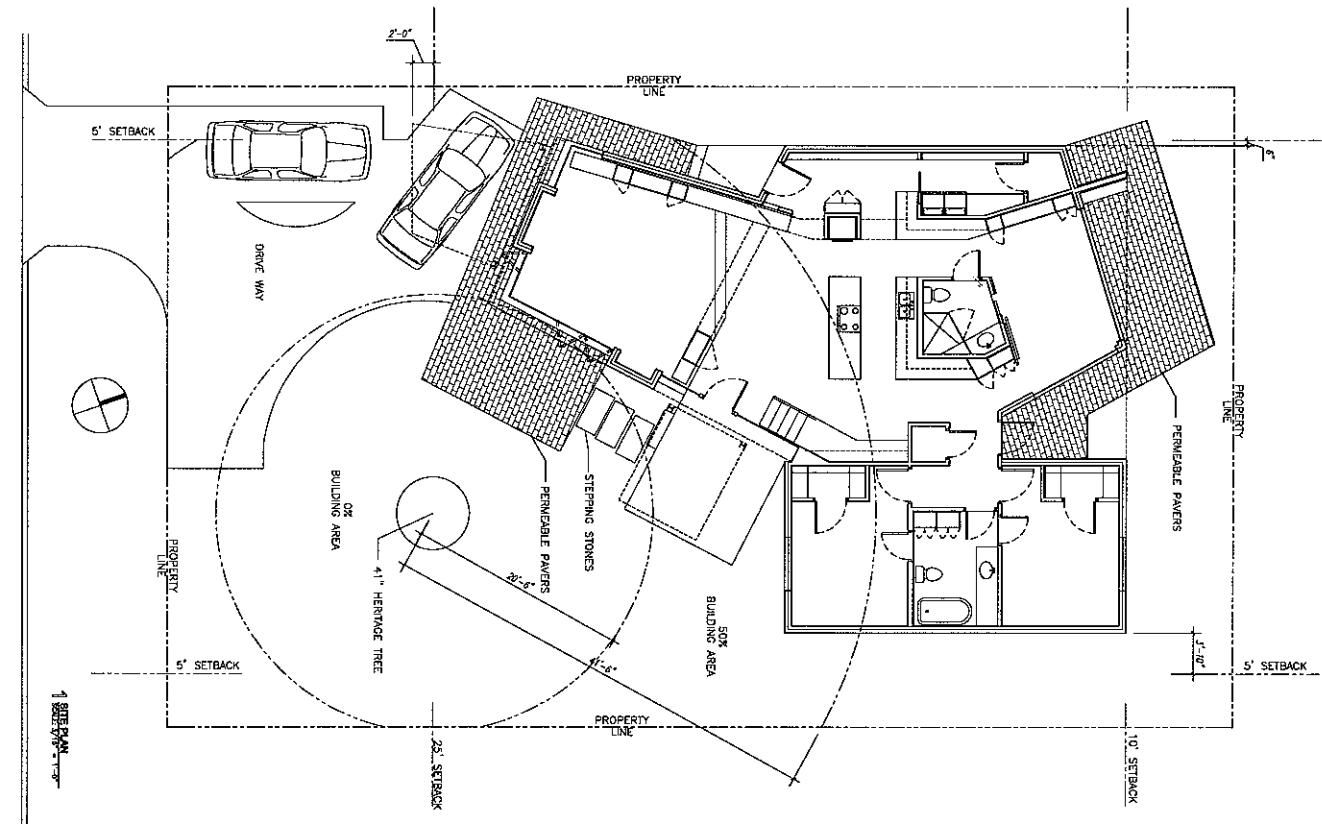


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PROJECT # <b>504 E. ANNIE St.</b> <b>RESIDENCE</b> 504 ANNIE STREET, AUSTIN, TX 78704		MINAGUEL JACUARY ARCHITECTURE DESIGN 702 ALPINE DRIVE AUSTIN, TEXAS 78711 512.453.1231	
HUNT PARTNERS ARCHITECTS 404 W. 4TH STREET AUSTIN, TEXAS 78701 512.479.0123		NOTES:	
DATE: 02.07.2011		COVER / INDEX <b>A-0.01</b>	

# ABBREVIATIONS

AC	air conditioning	AC	air conditioning
AD	addition	AD	addition
AE	alteration	AE	alteration
AF	as finished	AF	as finished
AG	as given	AG	as given
AH	above head	AH	above head
AI	above interior	AI	above interior
AL	above level	AL	above level
AM	above middle	AM	above middle
AN	above normal	AN	above normal
AO	above outside	AO	above outside
AP	above plane	AP	above plane
AR	above roof	AR	above roof
AS	as shown	AS	as shown
AT	at top	AT	at top
AV	above vertical	AV	above vertical
AW	above wall	AW	above wall
AX	above x-axis	AX	above x-axis
AY	above y-axis	AY	above y-axis
BA	below above	BA	below above
BB	below below	BB	below below
BC	below center	BC	below center
BD	below depth	BD	below depth
BE	below edge	BE	below edge
BF	below face	BF	below face
BH	below height	BH	below height
BI	below interior	BI	below interior
BJ	below joint	BJ	below joint
BK	below knee	BK	below knee
BL	below level	BL	below level
BM	below middle	BM	below middle
BN	below normal	BN	below normal
BO	below outside	BO	below outside
BP	below plane	BP	below plane
BQ	below roof	BQ	below roof
BR	below roof	BR	below roof
BS	below surface	BS	below surface
BT	below top	BT	below top
BV	below vertical	BV	below vertical
BW	below wall	BW	below wall
BX	below x-axis	BX	below x-axis
BY	below y-axis	BY	below y-axis
CA	center above	CA	center above
CB	center below	CB	center below
CC	center center	CC	center center
CD	center depth	CD	center depth
CE	center edge	CE	center edge
CF	center face	CF	center face
CH	center height	CH	center height
CI	center interior	CI	center interior
CJ	center joint	CJ	center joint
CK	center knee	CK	center knee
CL	center level	CL	center level
CM	center middle	CM	center middle
CN	center normal	CN	center normal
CO	center outside	CO	center outside
CP	center plane	CP	center plane
CQ	center roof	CQ	center roof
CR	center roof	CR	center roof
CS	center surface	CS	center surface
CT	center top	CT	center top
CV	center vertical	CV	center vertical
CW	center wall	CW	center wall
CX	center x-axis	CX	center x-axis
CY	center y-axis	CY	center y-axis
DA	depth above	DA	depth above
DB	depth below	DB	depth below
DC	depth center	DC	depth center
DD	depth depth	DD	depth depth
DE	depth edge	DE	depth edge
DF	depth face	DF	depth face
DH	depth height	DH	depth height
DI	depth interior	DI	depth interior
DJ	depth joint	DJ	depth joint
DK	depth knee	DK	depth knee
DL	depth level	DL	depth level
DM	depth middle	DM	depth middle
DN	depth normal	DN	depth normal
DO	depth outside	DO	depth outside
DP	depth plane	DP	depth plane
DQ	depth roof	DQ	depth roof
DR	depth roof	DR	depth roof
DS	depth surface	DS	depth surface
DT	depth top	DT	depth top
DV	depth vertical	DV	depth vertical
DW	depth wall	DW	depth wall
DX	depth x-axis	DX	depth x-axis
DY	depth y-axis	DY	depth y-axis
EA	edge above	EA	edge above
EB	edge below	EB	edge below
EC	edge center	EC	edge center
ED	edge depth	ED	edge depth
EE	edge edge	EE	edge edge
EF	edge face	EF	edge face
EH	edge height	EH	edge height
EI	edge interior	EI	edge interior
EJ	edge joint	EJ	edge joint
EK	edge knee	EK	edge knee
EL	edge level	EL	edge level
EM	edge middle	EM	edge middle
EN	edge normal	EN	edge normal
EO	edge outside	EO	edge outside
EP	edge plane	EP	edge plane
EQ	edge roof	EQ	edge roof
ER	edge roof	ER	edge roof
ES	edge surface	ES	edge surface
ET	edge top	ET	edge top
EV	edge vertical	EV	edge vertical
EW	edge wall	EW	edge wall
EX	edge x-axis	EX	edge x-axis
EY	edge y-axis	EY	edge y-axis
FA	face above	FA	face above
FB	face below	FB	face below
FC	face center	FC	face center
FD	face depth	FD	face depth
FE	face edge	FE	face edge
FF	face face	FF	face face
FH	face height	FH	face height
FI	face interior	FI	face interior
FJ	face joint	FJ	face joint
FK	face knee	FK	face knee
FL	face level	FL	face level
FM	face middle	FM	face middle
FN	face normal	FN	face normal
FO	face outside	FO	face outside
FP	face plane	FP	face plane
FQ	face roof	FQ	face roof
FR	face roof	FR	face roof
FS	face surface	FS	face surface
FT	face top	FT	face top
FV	face vertical	FV	face vertical
FW	face wall	FW	face wall
FX	face x-axis	FX	face x-axis
FY	face y-axis	FY	face y-axis
GA	height above	GA	height above
GB	height below	GB	height below
GC	height center	GC	height center
GD	height depth	GD	height depth
GE	height edge	GE	height edge
GF	height face	GF	height face
GH	height height	GH	height height
GI	height interior	GI	height interior
GJ	height joint	GJ	height joint
GK	height knee	GK	height knee
GL	height level	GL	height level
GM	height middle	GM	height middle
GN	height normal	GN	height normal
GO	height outside	GO	height outside
GP	height plane	GP	height plane
GQ	height roof	GQ	height roof
GR	height roof	GR	height roof
GS	height surface	GS	height surface
GT	height top	GT	height top
GV	height vertical	GV	height vertical
GW	height wall	GW	height wall
GX	height x-axis	GX	height x-axis
GY	height y-axis	GY	height y-axis
HA	interior above	HA	interior above
HB	interior below	HB	interior below
HC	interior center	HC	interior center
HD	interior depth	HD	interior depth
HE	interior edge	HE	interior edge
HF	interior face	HF	interior face
HH	interior height	HH	interior height
HI	interior interior	HI	interior interior
HJ	interior joint	HJ	interior joint
HK	interior knee	HK	interior knee
HL	interior level	HL	interior level
HM	interior middle	HM	interior middle
HN	interior normal	HN	interior normal
HO	interior outside	HO	interior outside
HP	interior plane	HP	interior plane
HQ	interior roof	HQ	interior roof
HR	interior roof	HR	interior roof
HS	interior surface	HS	interior surface
HT	interior top	HT	interior top
HV	interior vertical	HV	interior vertical
HW	interior wall	HW	interior wall
HX	interior x-axis	HX	interior x-axis
HY	interior y-axis	HY	interior y-axis
IA	level above	IA	level above
IB	level below	IB	level below
IC	level center	IC	level center
ID	level depth	ID	level depth
IE	level edge	IE	level edge
IF	level face	IF	level face
IH	level height	IH	level height
II	level interior	II	level interior
IJ	level joint	IJ	level joint
IK	level knee	IK	level knee
IL	level level	IL	level level
IM	level middle	IM	level middle
IN	level normal	IN	level normal
IO	level outside	IO	level outside
IP	level plane	IP	level plane
IQ	level roof	IQ	level roof
IR	level roof	IR	level roof
IS	level surface	IS	level surface
IT	level top	IT	level top
IV	level vertical	IV	level vertical
IW	level wall	IW	level wall
IX	level x-axis	IX	level x-axis
IY	level y-axis	IY	level y-axis
JA	middle above	JA	middle above
JB	middle below	JB	middle below
JC	middle center	JC	middle center
JD	middle depth	JD	middle depth
JE	middle edge	JE	middle edge
JF	middle face	JF	middle face
JH	middle height	JH	middle height
JI	middle interior	JI	middle interior
JJ	middle joint	JJ	middle joint
JK	middle knee	JK	middle knee
JL	middle level	JL	middle level
JM	middle middle	JM	middle middle
JN	middle normal	JN	middle normal
JO	middle outside	JO	middle outside
JP	middle plane	JP	middle plane
JQ	middle roof	JQ	middle roof
JR	middle roof	JR	middle roof
JS	middle surface	JS	middle surface
JT	middle top	JT	middle top
JV	middle vertical	JV	middle vertical
JW	middle wall	JW	middle wall
JX	middle x-axis	JX	middle x-axis
JY	middle y-axis	JY	middle y-axis
KA	normal above	KA	normal above
KB	normal below	KB	normal below
KC	normal center	KC	normal center
KD	normal depth	KD	normal depth
KE	normal edge	KE	normal edge
KF	normal face	KF	normal face
KH	normal height	KH	normal height
KI	normal interior	KI	normal interior
KJ	normal joint	KJ	normal joint
KK	normal knee	KK	normal knee
KL	normal level	KL	normal level
KM	normal middle	KM	normal middle
KN	normal normal	KN	normal normal
KO	normal outside	KO	normal outside
KP	normal plane	KP	normal plane
KQ	normal roof	KQ	normal roof
KR	normal roof	KR	normal roof
KS	normal surface	KS	normal surface
KT	normal top	KT	normal top
KV	normal vertical	KV	normal vertical
KW	normal wall	KW	normal wall
KX	normal x-axis	KX	normal x-axis
KY	normal y-axis	KY	normal y-axis
LA	outside above	LA	outside above
LB	outside below	LB	outside below
LC	outside center	LC	outside center
LD	outside depth	LD	outside depth
LE	outside edge	LE	outside edge
LF	outside face	LF	outside face
LH	outside height	LH	outside height
LI	outside interior	LI	outside interior
LJ	outside joint	LJ	outside joint
LK	outside knee	LK	outside knee
LL	outside level	LL	outside level
LM	outside middle	LM	outside middle
LN	outside normal	LN	outside normal
LO	outside outside	LO	outside outside
LP	outside plane	LP	outside plane
LQ	outside roof	LQ	outside roof
LR	outside roof	LR	outside roof
LS	outside surface	LS	outside surface
LT	outside top	LT	outside top
LV	outside vertical	LV	outside vertical
LW	outside wall	LW	outside wall
LX	outside x-axis	LX	outside x-axis
LY	outside y-axis	LY	outside y-axis
MA	plane above	MA	plane above
MB	plane below	MB	plane below
MC	plane center	MC	plane center
MD	plane depth	MD	plane depth
ME	plane edge	ME	plane edge
MF	plane face	MF	plane face
MH	plane height	MH	plane height
MI	plane interior	MI	plane interior
MJ	plane joint	MJ	plane joint
MK	plane knee	MK	plane knee
ML	plane level	ML	plane level
MM	plane middle	MM	plane middle
MN	plane normal	MN	plane normal
MO	plane outside	MO	plane outside
MP	plane plane	MP	plane plane
MQ	plane roof	MQ	plane roof
MR	plane roof	MR	plane roof
MS	plane surface	MS	plane surface
MT	plane top	MT	plane top
MV	plane vertical	MV	plane vertical
MW	plane wall	MW	plane wall
MX	plane x-axis	MX	plane x-axis
MY	plane y-axis	MY	plane y-axis
NA	roof above	NA	roof above
NB	roof below	NB	roof below
NC	roof center	NC	roof center
ND	roof depth	ND	roof depth
NE	roof edge	NE	roof edge
NF	roof face	NF	roof face
NH	roof height	NH	roof height
NI	roof interior	NI	roof interior
NJ	roof joint	NJ	roof joint
NK	roof knee	NK	roof knee
NL	roof level	NL	roof level
NM	roof middle	NM	roof middle
NN	roof normal	NN	roof normal
NO	roof outside	NO	roof outside
NP	roof plane	NP	roof plane
NQ	roof roof	NQ	roof roof
NR	roof roof	NR	roof roof
NS	roof surface	NS	roof surface
NT	roof top	NT	roof top
NV	roof vertical	NV	roof vertical
NW	roof wall	NW	roof wall
NX	roof x-axis	NX	roof x-axis
NY	roof y-axis	NY	roof y-axis
OA	surface above	OA	surface above
OB	surface below	OB	surface below
OC	surface center	OC	surface center
OD	surface depth	OD	surface depth
OE	surface edge	OE	surface edge
OF	surface face	OF	surface face
OH	surface height	OH	surface height
OI	surface interior	OI	surface interior
OJ	surface joint	OJ	surface joint
OK	surface knee	OK	surface knee
OL	surface level	OL	surface level
OM	surface middle	OM	surface middle
ON	surface normal	ON	surface normal
OO	surface outside	OO	surface outside
OP	surface plane	OP	surface plane
OQ	surface roof	OQ	surface roof
OR	surface roof	OR	surface roof
OS	surface surface	OS	surface surface
OT	surface top	OT	surface top
OV	surface vertical	OV	surface vertical
OW	surface wall	OW	surface wall
OX	surface x-axis	OX	surface x-axis
OY	surface y-axis	OY	surface y-axis
PA	top above	PA	top above
PB	top below	PB	top below
PC	top center	PC	top center
PD	top depth	PD	top depth
PE	top edge	PE	top edge
PF	top face	PF	top face
PH	top height	PH	top height
PI	top interior	PI	top interior
PJ	top joint	PJ	top joint
PK	top knee	PK	top knee
PL	top level	PL	top level
PM	top middle	PM	top middle
PN	top normal	PN	top normal
PO	top outside	PO	top outside
PP	top plane	PP	top plane
PQ	top roof	PQ	top roof
PR	top roof	PR	top roof
PS	top surface	PS	top surface
PT	top top	PT	top top
PV	top vertical	PV	top vertical
PW	top wall	PW	top wall
PX	top x-axis	PX	top x-axis
PY	top y-axis	PY	top y-axis
QA	vertical above	QA	vertical above
QB	vertical below	QB	vertical below
QC	vertical center	QC	vertical center
QD	vertical depth	QD	vertical depth
QE	vertical edge	QE	vertical edge
QF	vertical face	QF	vertical face
QH	vertical height	QH	vertical height
QI	vertical interior	QI	vertical interior
QJ	vertical joint	QJ	vertical joint
QK	vertical knee	QK	vertical knee
QL	vertical level	QL	vertical level
QM	vertical middle	QM	vertical middle
QN	vertical normal	QN	vertical normal
QO	vertical outside	QO	vertical outside
QP	vertical plane	QP	vertical plane
QQ	vertical roof	QQ	vertical roof
QR	vertical roof	QR	vertical roof



<p>504 E. ANNIE STREET, AUSTIN, TX 78704</p> <p>PROJECT #</p> <p><b>504 E. ANNIE St. RESIDENCE</b></p>		<p><b>PROGRESS PRINT</b></p> <p>NOT FOR CONSTRUCTION</p> <p>THIS PRINT IS A PRELIMINARY REPRESENTATION OF THE PROJECT AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE.</p>	
<p>DATE: 02/07/2011</p> <p><b>A-1.02</b></p> <p>SITE PLAN</p>		<p>NOTES:</p>	

400 W. 4TH STREET  
 AUSTIN, TEXAS 78701  
 512.477.7201  
 512.477.7201

HUNT PARTNERS  
 ARCHITECTS  
 400 W. 4TH STREET  
 AUSTIN, TEXAS 78701  
 512.477.7201

MINIGUEL MACOLAR  
 ARCHITECTURE-DESIGN  
 400 W. 4TH STREET  
 AUSTIN, TEXAS 78701  
 512.477.7201

100 W. 4TH STREET  
 AUSTIN, TEXAS 78701  
 512.477.7201

100 W. 4TH STREET  
 AUSTIN, TEXAS 78701  
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 512.477.7201

100 W. 4TH STREET  
 AUSTIN, TEXAS 78701  
 512.477.7201

...WNING STREET



E ANNIE STREET



1 SITE PLAN

1705

1707



502

504

506

NOTE:  
EXISTING BUILDING  
FOOTPRINTS ARE  
TAKEN FROM CITY  
FILES AND AERIAL  
PHOTOGRAPHY.

LEGEND:

 : EXISTING  
STRUCTURE  
 : PROPOSED  
STRUCTURE

PROJECT #

504 E. ANNIE St.  
RESIDENCE

504 ANNIE STREET, AUSTIN, TX 78704

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NOTES:

ISSUE	DATE
FINAL USER'S	02.XX.2011
REVISION SET	


SITE PLAN WITH  
ADJACENT BUILDINGS  
A-1.03

DATE:  
02.01.2011

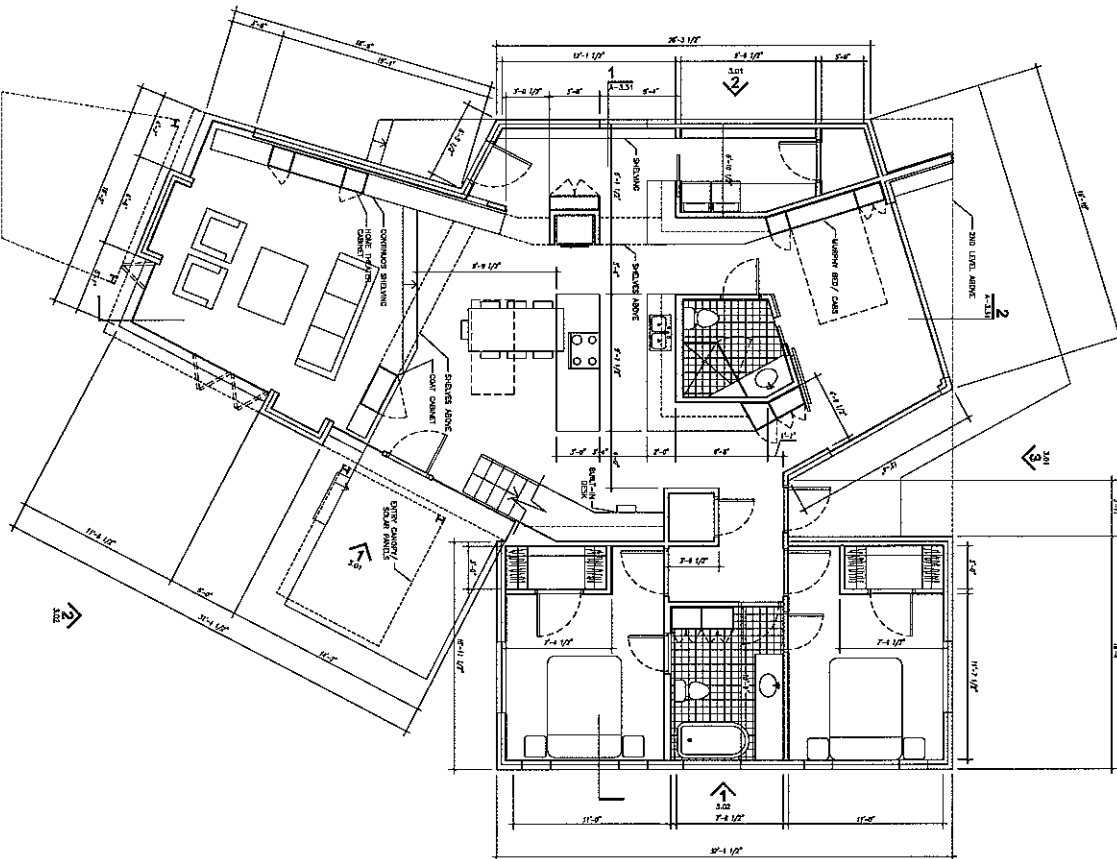
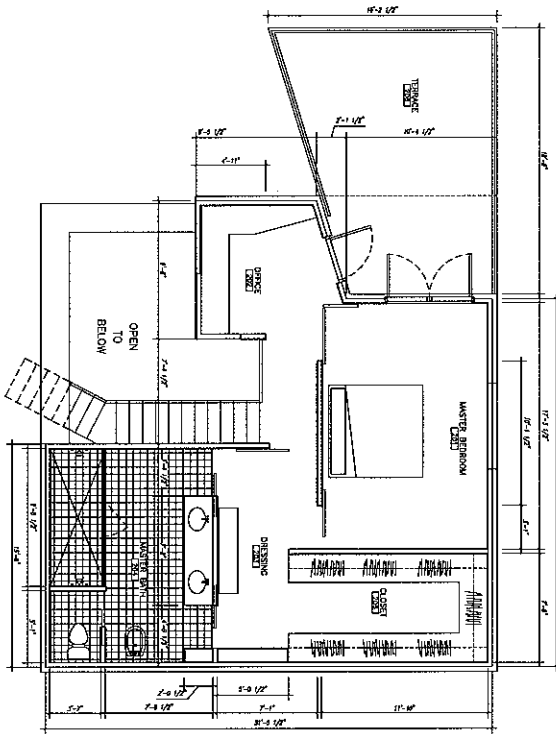
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MINIGUEL MORALES  
ARCHITECTURE-DESIGN

702 WEST ANTONIO DRIVE  
AUSTIN, TEXAS 78701  
512.577.2281

HURT PARTNERS  
ARCHITECTS

401 W. 10TH STREET  
AUSTIN, TEXAS 78701  
TEL: 479.1100



<p>504 E. ANNIE ST. RESIDENCE</p> <p>504 ANNIE STREET, AUSTIN, TX 78704</p>		<p>PROJECT #</p> <p>504 E. ANNIE St. RESIDENCE</p>		<p>MINQUELL-MACOLARY ARCHITECTS-DESIGN</p> <p>702 WEST AUSTIN DRIVE AUSTIN, TEXAS 78701 512.377.1201</p>		<p>HUNT PARTNERS ARCHITECTS</p> <p>401 W. 4TH STREET AUSTIN, TEXAS 78701 512.477.7800</p>		<p>PROGRESS PRINT</p> <p>NOT FOR CONSTRUCTION</p> <p>DATE: 02.07.2011</p>		<p>NOTES:</p>		<p>FLOOR PLANS</p> <p>A-2.01</p> <p>DATE: 02.07.2011</p>		<p>ISSUE DATE</p> <p>REVISIONS</p> <p>REVISION SET 02.XX.2011</p>		<p>DATE</p>	
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MINGUELL-McQUARRY

702 West Atlantic Street  
Aurora, Texas 76701  
812.577.2201

**HUMI PARTNERS  
ARCHITECTS**

1000000

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FOR INFORMATION  
ONLY  
FOR INFORMATION  
ONLY

ISSUE	DATE
BUILDER'S DRAWING SET	02.XX.2011

ROOF PLAN

A-2.02

DATE:  
02.07.2011

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 ARCHITECTS  
 400 W. 4TH STREET  
 AUSTIN, TEXAS 78701  
 512.477.1831

MINIGUEL-MOQUARY  
 ARCHITECTURE-DESIGN  
 1001 WEST 10TH STREET  
 AUSTIN, TEXAS 78701  
 512.577.4831

PROJECT #  
**504 E. ANNIE St.**  
**RESIDENCE**  
 504 ANNIE STREET, AUSTIN, TX 78704

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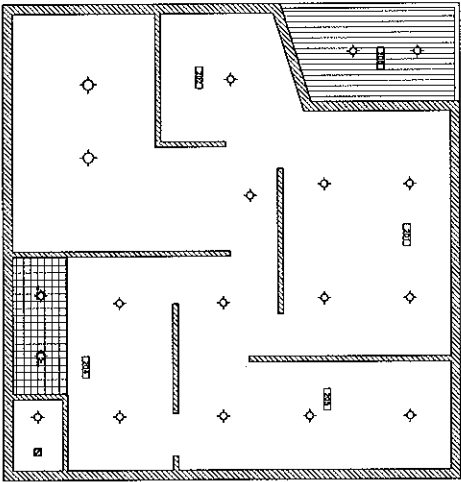
NOTES:

ISSUE	DATE
BUILDERS	02.XI.2011
REVISION SET	

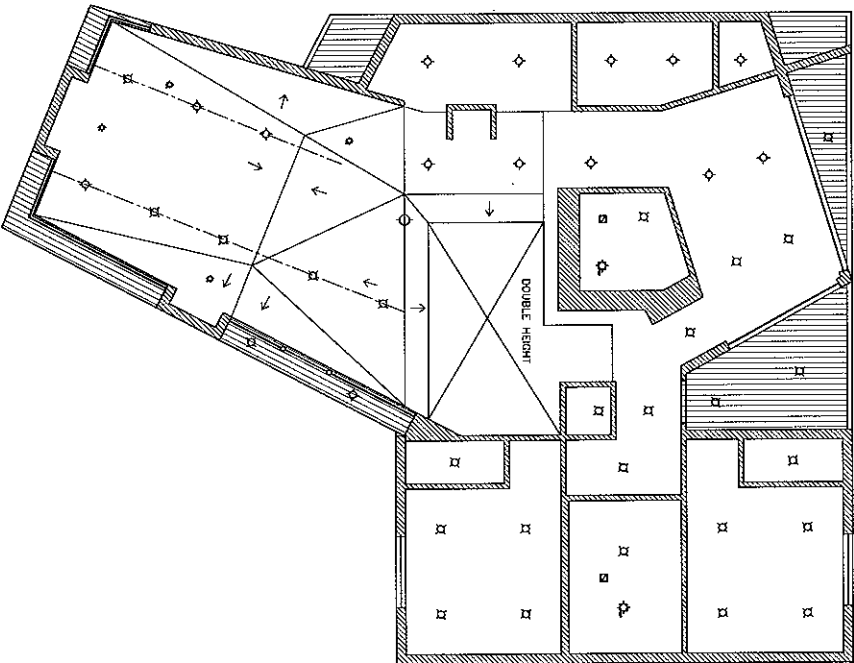
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**A-2.03**

DATE:  
 02.07.2011



2.03.03



1.03.03

32' HEIGHT LIMIT: ABOVE  
AVERAGE GRADE AT STRUCTURE

3 BUILDING ELEVATION

2 BUILDING ELEVATION

32' HEIGHT LIMIT: ABOVE  
AVERAGE GRADE AT STRUCTURE

25' BUILDING SETBACK

1 BUILDING ELEVATION

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PROJECT #

504 E. ANNIE ST.

RESIDENCE

504 ANNIE STREET, AUSTIN, TX 78704

PROGRESS PRINT

DATE: 02/07/2011

02/07/2011

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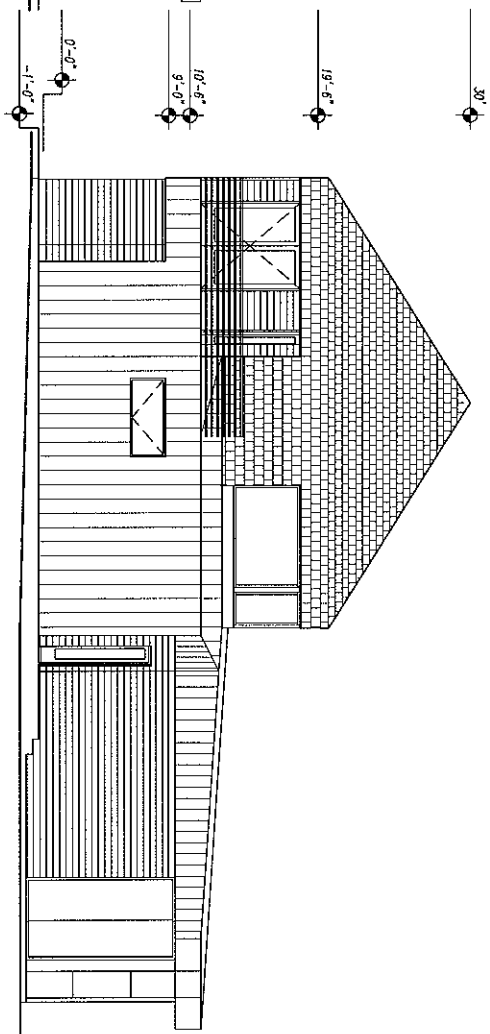
02/07/2011

02/07/2011

A-3.01

BUILDING ELEVATIONS





## 2 BUILDING ELEVATION



BUILDING ELEVATION

A-3.01

DATE:  
02.07.2011

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CLASSIFICATION  
JUL 1992  
REVISIONS

PROJECT #

504 E. ANNIE St.

RESIDENCE

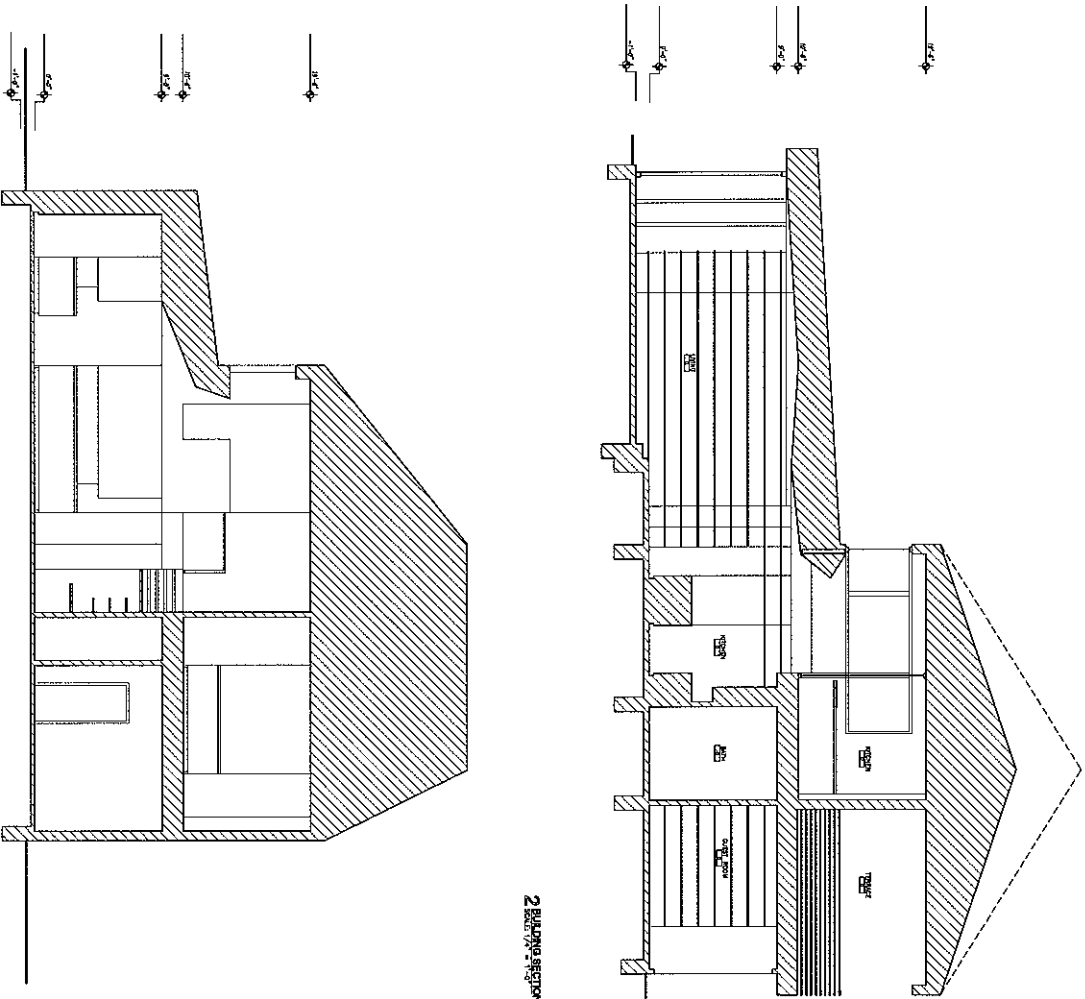
504 ANNIE STREET, AUSTIN, TX 78704

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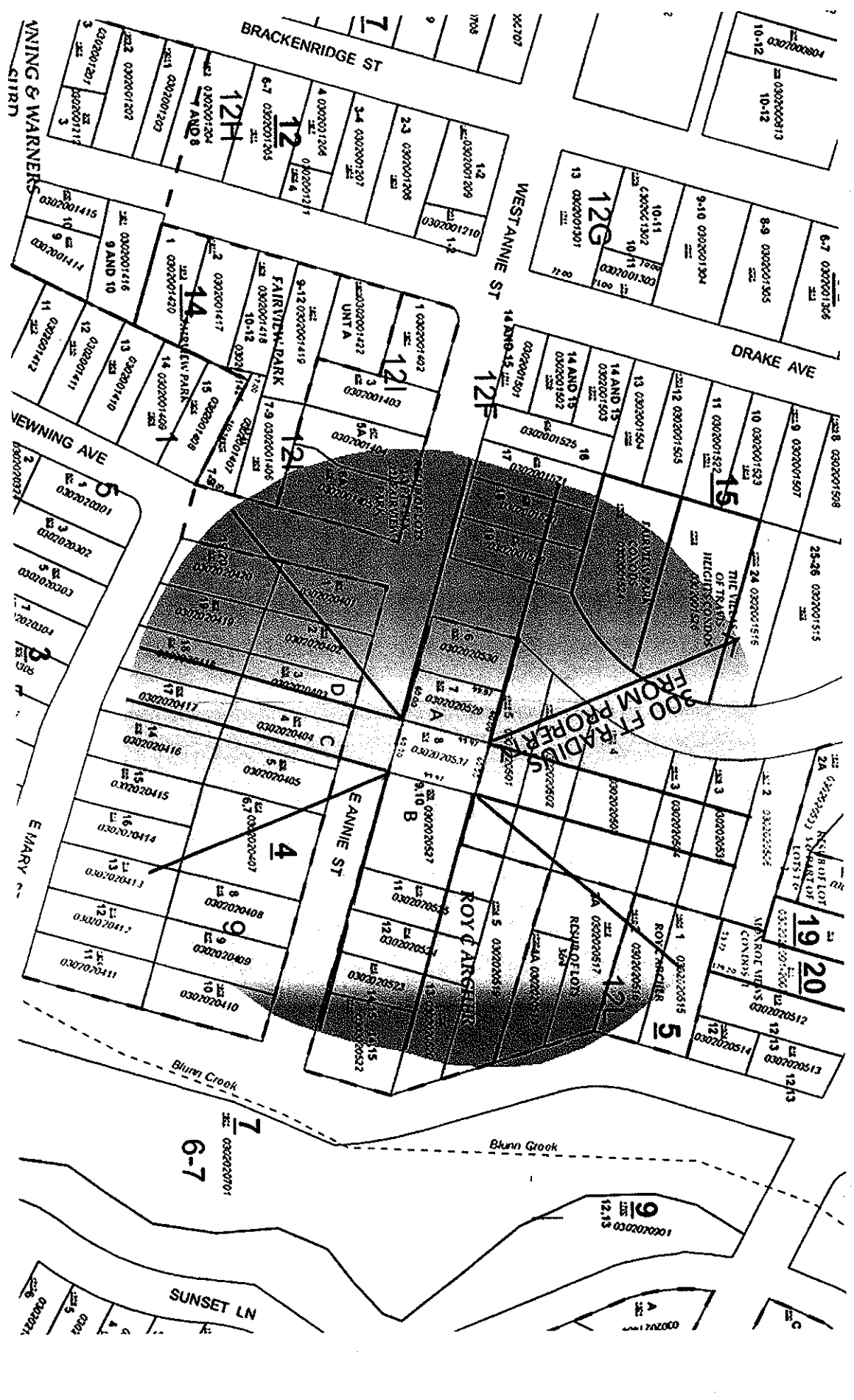
**MINIGUELL-MCGUIRE**  
**ARCHITECTURE+DESIGN**  
702 East 14th Street  
Suite 220  
Chicago, Illinois 60610  
312.577.2201

**HURT PARTNERS**  
**ARCHITECTS**  
400 W. 14TH STREET  
Suite 200  
Chicago, Illinois 60605  
312.475.0123





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<b>MINIGUEL MOCILARY</b> ARCHITECTURE+DESIGN 700 East University Avenue Austin, Texas 78701 512.577.2201	
<b>HUFT PARTNERS</b> ARCHITECTS 400 W. 6th Street Austin, Texas 78701 512.479.0700	
<b>PROJECT #</b> <b>504 E. ANNIE St.</b> <b>RESIDENCE</b> 504 ANNIE STREET, AUSTIN, TX 78704	
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NOTES:	
ISSUE	DATE
BUILDER'S	02.XX.2011
ROUND SET	
<b>BUILDING SECTIONS</b> <b>A-3.31</b>	
DATE 02.07.2011	



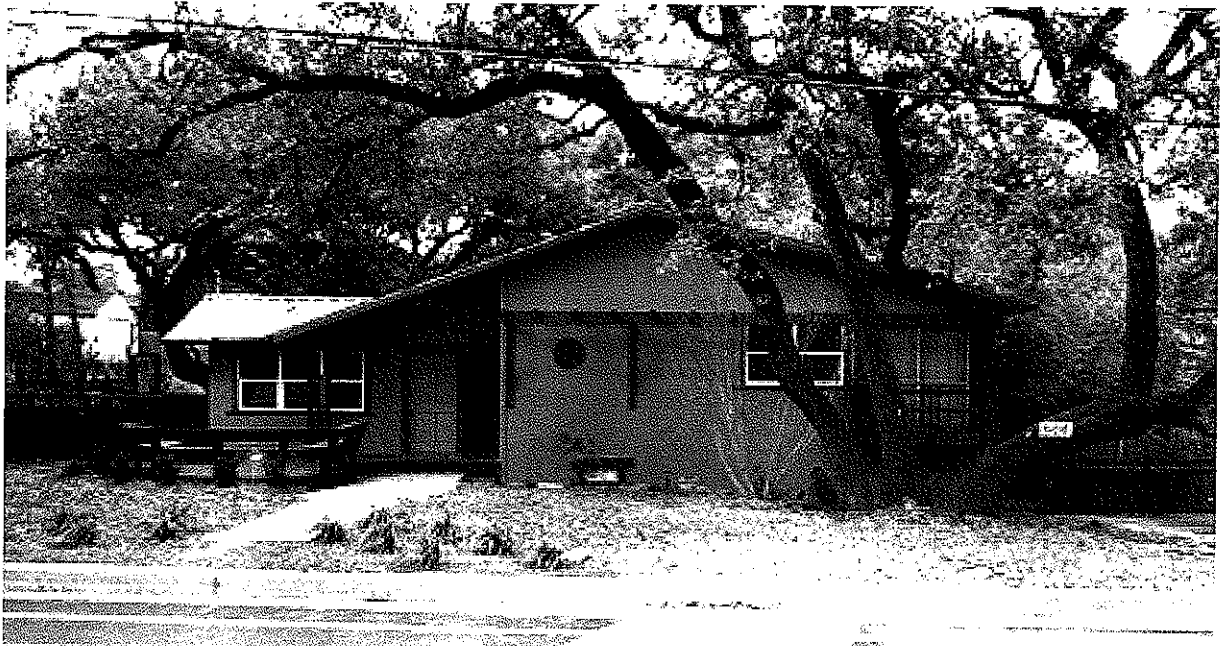
HURT PARTNERS ARCHITECTS  
WWW.HURTPARTNERS.COM

EXPERT OF TCAD MAP SHOWING 300 FOOT RADIUS  
AROUND PROPERTY, 504 E ANNIE.  
SCALE 1"=100'



502 E. Annie St.

A. NEIGHBOR TO WEST (NEXT DOOR)



504 E. Annie St

B. NEIGHBOR TO EAST (NEXT DOOR)



507 E. Annie St. C. NEIGHBOR TO SOUTHEAST (ACROSS STREET)



505 E. Annie St. D. NEIGHBOR TO SOUTH (ACROSS STREET)

## TaxNetUSA: Travis County Property Information

Property ID Number: 785584 Ref ID2 Number: 03020205370000

Owner's Name **BRATTAIN KEVIN**Mailing Address  
APT 101  
101 COLORADO ST  
AUSTIN, TX 78701-

Location 504 E ANNIE ST 78704

Legal LOT 8 ARCHER ROY C

## Property Details

Deed Date 06092010

Deed Volume

Deed Page

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1377

Block

Tract or Lot 8

Docket No. 2010082251TR

Abstract Code S00417

Neighborhood Code K0030

## Value Information

## 2010 Preliminary

Land Value 182,500.00

Improvement Value 0.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 182,500.00

10% Cap Value 0.00

Total Value 182,500.00

Data up to date as of 2011-02-01

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM

(TIFF)

(PDF)

☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ PLAT MAP☐ PLAT MAP

## Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		182,500.00	182,500.00	182,500.00	182,500.00
01	AUSTIN ISD	1.227000	182,500.00	182,500.00	182,500.00	182,500.00
02	CITY OF AUSTIN	0.457100	182,500.00	182,500.00	182,500.00	182,500.00
03	TRAVIS COUNTY	0.465800	182,500.00	182,500.00	182,500.00	182,500.00
2J	TRAVIS CO HEALTHCARE DIST	0.071800	182,500.00	182,500.00	182,500.00	182,500.00
68	AUSTIN COMM COLL DIST	0.095100	182,500.00	182,500.00	182,500.00	182,500.00

## Improvement Information

Improvement ID State Category Description

## Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
						Total Living Area 0

## Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
896171	LAND	C1	T	0.138	0	0	5,998

[show history](#)

2/9/2011

# HURT PARTNERS ARCHITECTS

409 West 14th St.  
Austin, Texas 78701  
512-473-0123

## FAR Analysis

[www.hurtpartners.com](http://www.hurtpartners.com)

PROPERTIES WITHIN A 300 FT RADIUS  
Of 504 East Annie Street, Austin Texas

PROPERTY ADDRESS	LOT SF	ALLOWABLE FAR SF	EXIST. HOUSE PER TCAD	EXIST. HOUSE FAR
406 ANNIE E	6111 SF	2444.4 SF	1644 SF	0.27
408 ANNIE E	6441 SF	2576.4 SF	828 SF	0.13
410 ANNIE E	6812 SF	2724.8 SF	1170 SF	0.17
409 ANNIE E	9405 SF	3762 SF	1515 SF	0.16
407 ANNIE E	7649 SF	3059.6 SF	1515 SF	0.20
500 ANNIE E	6025 SF	2410 SF	969 SF	0.16
502 ANNIE E	5998 SF	2399.2 SF	1326 SF	0.22
506 ANNIE E	13488 SF	5395.2 SF	2380 SF	0.18
512 ANNIE E	7142 SF	2856.8 SF	3019 SF	0.42
514 ANNIE E	7347 SF	2938.8 SF	3287 SF	0.45
516 ANNIE E	4519 SF	1807.6 SF	1600 SF	0.35
501 ANNIE E	7031 SF	2812.4 SF	1060 SF	0.15
503 ANNIE E	6757 SF	2702.8 SF	808 SF	0.12
505 ANNIE E	6737 SF	2694.8 SF	1573 SF	0.23
507 ANNIE E	6769 SF	2707.6 SF	2400 SF	0.35
509 ANNIE E	7334 SF	2933.6 SF	1170 SF	0.16
513 ANNIE E	14095 SF	5638 SF	923 SF	0.07
515 ANNIE E	7552 SF	3020.8 SF	860 SF	0.11
517 ANNIE E	7393 SF	2957.2 SF	1210 SF	0.16

	LOT SF	ALLOWABLE FAR	EXIST. HOUSE PER TCAD	
500 LOCKHART DR	5083 SF	2033.2 SF	1120 SF	0.22
502 LOCKHART DR	6285 SF	2514 SF	988 SF	0.16
504 LOCKHART DR	6537 SF	2614.8 SF	880 SF	0.13
506 LOCKHART DR	6158 SF	2463.2 SF	1440 SF	0.23
508 LOCKHART DR	5881 SF	2352.4 SF	1184 SF	0.20
510 LOCKHART DR	5510 SF	2204 SF	1443 SF	0.26
514 LOCKHART DR	5020 SF	2008 SF	945 SF	0.19
516 LOCKHART DR	5769 SF	2307.6 SF	809 SF	0.14
518 LOCKHART DR	5000 SF	2000 SF	720 SF	0.14





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